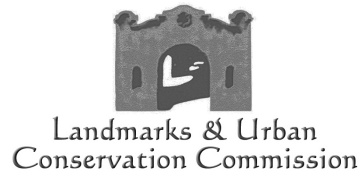




City of Albuquerque  
Planning Department  
Landmarks and Urban Conservation  
Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103



Date: February 25, 2010

## OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Project #1008068  
09LUCC-50049  
Recommendation

**City of Albuquerque Planning Department** requests approval of a recommendation to the City Council to map the Historic Overlay Zone on the Silver Hill Historic District in the University Neighborhoods Plan Area. (K-15-Z). The subject portion of the Silver Hill Historic District lies between Central and Lead Aves, Yale Blvd. and Sycamore St.

On February 24, 2010 the Landmarks and Urban Conservation Commission voted to **RECOMMEND APPROVAL TO CITY COUNCIL** for Project #1008068/09LUCC-50049 based on the following findings and conditions:

### FINDINGS:

1. This application is a request for a recommendation to the City Council to map a Historic Overlay Zone on the major portion of the Silver Hill Historic District zoned SU-2/SF, SU2/DR and SU2/UC. The subject area contains multiple tracts and multiple blocks of the Terrace Addition and the Buena Vista Heights Addition and generally includes properties on Silver Ave. and portions of Gold and Lead Avenues SE between Yale Blvd. and Sycamore St. SE.
2. The Silver Hill Historic District was nominated to the National Register of Historic Places and the State Register of Cultural Properties in 1986. It was noted in the nomination to be Albuquerque's

best preserved suburban subdivision of the early post-World War I period with a high percentage of historic district buildings built before 1940.

3. The Silver Hill Historic District includes Single-family houses, duplexes, and apartment buildings in the Pueblo Revival, Southwest Vernacular, Craftsman Bungalow, Mediterranean, English Cottage, Hipped Cottage, and Prairie Style Bungalow styles and types.
4. The Silver Hill Historic District demonstrates a largely consistent pattern of lot sizes and building setbacks enlivened by architectural and topographic variety. It has a hilly topography with retaining walls where many yards meet street rights-of-way
5. The Silver Hill Historic District contains historic accessory buildings including many garages, which show the evolution of this building type and its gradual integration with the house
6. The Silver Hill Historic District remained largely intact and unaltered in the decades between its listing on the historic registers in 1986 and 2006.
7. In 2006 and 2007, two historic houses were demolished and replaced with new development that is inconsistent with the character of the historic district.
8. State and Federal registered historic district status provides no mandatory design review or other regulatory control to prevent the destruction of the resources that are recognized as having architectural, historic and cultural significance to the city.
9. The Comprehensive City Zoning Code provides for the creation of Historic Overlay Zones in areas that are suitable for preservation and have historical, architectural and cultural significance.
10. The Silver Hill Historic District has been recognized as an area of historic and cultural significance through its listing on the National Register of Historic Places and State Register of Cultural Properties.
11. A Historic Overlay Zone map amendment would provide standards and controls for conserving the distinctive character of the historic district by application of the Landmarks and Urban Conservation Ordinance.
12. Mapping the Historic Overlay Zone on the Silver Hill Historic District furthers the Established Urban Area goal “to create a quality urban environment which perpetuates the traditions of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Silver Hill is a distinct, identifiable community within the metropolitan area. Designating a historic overlay zone on Silver Hill Historic District would serve to perpetuate the architectural traditions that have distinguished this area from other neighborhoods in the city.

The request furthers policies d, g, l and o of the Established Urban Area.

Policy d: “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.” Specific development guidelines associated a Historic Overlay Zone can control the design of new development to respect the existing cultural resources.

Policy g: “Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.” This policy can be implemented through ordinances to create a zoning overlay to guide development in the Silver Hill Historic District where there is a distinct topography.

Policy l: “Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.” Recent redevelopment has not been appropriate to the Plan area. Appropriate design can be accomplished with specific development guidelines associated with an HOZ.

Policy o: “Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and expanded.” This policy emphasizes the redevelopment and rehabilitation of older neighborhoods, not the teardown approach to new development. Controls on demolitions and appropriate new development can be accomplished with the application of an HOZ.

13. Mapping the Historic Overlay Zone on the Silver Hill Historic District furthers the goal of the Central Urban Area to “promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.” Protection of historic neighborhoods that qualify as registered historic districts and that retain much of their original character serves to recognize and enhance individual neighborhoods.

The request furthers Policy b of the Central Urban Area.

Policy b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to an effect upon many factors including the natural environment including topography and landscape features, the built environment, setbacks, placement of windows and doors, local history and architectural styles and traditions and historic significance to Albuquerque. The Silver Hill neighborhood was developed on the rolling hills leading to the foothills of the Sandia Mountains and it has a distinct topography. On many historic properties this grade change was compensated for and incorporated into the streetscape. The built environment contains historic houses with relatively consistent patterns of windows and doors and a range of architectural styles popular at a specific time in Albuquerque’s history. Recent redevelopment in the neighborhood has not exhibited a similar incorporation of the natural topography or a relationship to the existing architectural styles. Maintaining the historic development patterns including height and massing of buildings, setbacks and architectural features could be achieved with development guidelines that are specific to the historic district. The LUCC and its staff are qualified to assess the effect of a proposed development on the noted characteristics.

14. Mapping the Historic Overlay Zone on the Silver Hill Historic District supports the Historic Resources goal “to protect, reuse, or enhance significant historic districts and buildings” by providing controls on new development to achieve appropriate changes and placing controls on the demolition of historic properties.
15. Mapping the Historic Overlay Zone on the Silver Hill Historic District supports the Community Identity and Urban Design goal “to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods” and specifically policy b. The Silver Hill neighborhood has a distinct topography that resulted in the use of retaining walls and houses that have differing floor levels, both of which contribute to the architectural character of the

neighborhood. Recent redevelopment in the neighborhood has not exhibited a similar incorporation of the natural topography. Maintaining the historic development patterns including height and massing of buildings, setbacks and architectural features can be achieved with development guidelines that are specific to the historic district.

16. Mapping the Historic Overlay Zone on the Silver Hill Historic District is not inconsistent with the University Neighborhoods Sector Development Plan.
17. The request to map the HOZ is justified per R270-1980. More specifically, it is justified per Sections D.2, a change in the neighborhood or community conditions justifies the change in zoning, and D.3, a change in zoning is more advantageous to the community as articulated on page 13 of the staff report.
18. The distinctive characteristics of the Silver Hills Historic Overlay Zone, which are to be preserved are set forth in the "Distinctive Characteristics and General Preservation Guidelines" included on pages A-2 & A-3 of the staff report.

#### **CONDITIONS:**

1. Within sixty (60) days after the Silver Hills HOZ has been approved the LUCC shall approve specific development guidelines consistent with this approval.

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PROTEST: IT IS NOT POSSIBLE TO APPEAL LUCC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE LUCC RECOMMENDATION CAN BE FILED WITHIN THE 15-DAY PERIOD FOLLOWING THE LUCC'S DECISION.

PER §14-16-2-28 THE APPLICATION WILL BE TRANSMITTED TO THE PLANNING COMMISSION FOR REVIEW. THE PLANNING COMMISSION WILL CONDUCT A PUBIC HEARING ON THE APPLICATION ONLY IF NEW, RELEVANT EVENTS HAVE OCCURRED SINCE THE LUCC HEARING, OR IF THE PLANNING COMMISSION CONCLUDES THAT A PUBIC HEARING IS NECESSARY TO CARRY OUT THE INTENT OF THE ZONING CODE.

THE PLANNING COMMISSION WILL FORWARD THE APPLICATION TO THE CITY COUNCIL WITH THE LUCC'S RECOMMENDATION AND THE PLANNING COMMISSION'S EVALUATION. ONLY THE CITY COUNCIL IS AUTHORIZED TO APPROVE ANY HO MAP CHANGE.

Sincerely,

Maryellen Hennessy  
LUCCS